

Issued: January 22, 2015

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, JANUARY 20, 2015
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: Jared Grise; Vice-Chair: Josh Smilowitz, Vice-Chair; Commissioners: Don Neville, Lisa Sadinsky, Tom Foley and Alternate Todd Doyle; Brian Pudlik, ZEO and Secretary to ZBA
ABSENT: Alternates: Angelo DiMatteo and Michael Johnson

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, January 20, 2015, at 7:00 p.m., to hear and act on the following petitions:

#32-15 21 Sedgwick Road: Petition of C. Taylor requesting a variance to section 177-20(E), Obstructions in yards. Requesting a four (4) foot variance to the requirement that accessory buildings be located at least six (6) feet from any portion of the dwelling for the installation of a detached 8'x12' (96 square foot) shed to be placed two (2) feet from an existing deck attached to the dwelling.
R-10 Zone
Continued from the December 16, 2015 meeting of the ZBA

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **The presence of mapped wetland soils on the majority of the property make the placement of the shed in other locations of the property substantially more challenging**

VOTE: 4-1; Voting in favor were Commissioners: Grise, Foley, Sadinsky and Smilowitz.

Opposed- Commissioner Neville

Petition approved.



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#01-16 20 Westbrook Road - Petition of P & O Salonia, requesting a variance to Section 177-32(E)(14), parking standards in one-family residential districts. Requesting a variance to the requirement that a parking space be provided behind the building line in order to park a vehicle forward of the building line and to the requirement that vehicles not be parked in front of the living area of the home, both in order to convert the existing garage into living space, per plans on file.
R-10 Zone

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner Grise. In reaching its decision, the Board found the following conditions to exist:

- 1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
- 2. Variance request is minor and will not adversely impact neighboring properties.**
- 3. The property is burdened by two building lines by virtue of being a corner lot, which limits the opportunity to establish a new parking space behind a building line.**

VOTE: 5-0; Voting in favor were Commissioners: Grise, Foley, Neville, Sadinsky and Smilowitz.

Opposed- None

Petition unanimously approved.

- Minutes of the regular meeting held Wednesday, December 16, 2015. Motion to approve. (Motion/Neville; Second/Smilowitz) unanimously approved 5-0
- Election of ZBA Officers for 2015
 - Motion to appoint Lisa Sadinsky as Chair (Motion/Smilowitz; Second/Neville) unanimously approved 4-0
 - Motion to appoint Joshua Smilowitz as Vice-Chair (Motion/Foley; Second/Neville) unanimously approved 4-0
- Approval of the 2015 ZBA Annual Report (Motion/Neville; Second/Foley) (unanimously approved 5-0)
- Adjournment. Motion to adjourn. (Motion/Neville; Second/Foley) unanimously approved 5-0. 7:50pm.

